

# Accessory Dwelling Units

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Development  
Services



# Accessory Dwelling Unit

**Separately Regulated Use**

**Single Dwelling and Multi-Dwelling Unit  
Zones (RS/RM)**

**Commercial and Mixed Use Zones (CN)**

**Planned District Ordinance Zones (PDO)**

# Accessory Dwelling Unit: **Project Locations**



*Over the Garage*



*Garage Conversion*



*Stand-Alone Unit*



*Basement or Attic Conversion*



# Accessory Dwelling Units: **How Many?**

**Single Dwelling-1 ADU and 1 JADU**

**Multiple Dwellings**

**2 detached ADUs**

**Habitable Area-25% of existing**

**Non-habitable Area-Unlimited**

**Bonus ADUs**

**Deed Restrict for Affordable**

**Unlimited in Transit Priority Area (TPA)**



# Accessory Dwelling Units: **Development Regulations**

**Within, Attached or Detached  
(Dwelling, Garage, Accessory Structure)**

**Maximum 1200 SF**

**Setbacks**

**Height**

**No Parking required**

**Allowed in setbacks**

**Garage conversions**



# Junior Accessory Dwelling Unit

**Within Dwelling, Garage, or ADU**

**150 SF Minimum/500 SF Maximum**

**Separate Entry**

**Kitchen**

**Owner Occupancy Requirement**



**Agreement Not Required for ADU/Required for JADU**

**Minimum 31 Day Rental**

**Guest Quarters/Accessory Structures**





# Junior Accessory Dwelling Unit: **Important Considerations**

## Fees Waived

DIF, FBA

General Plan Maintenance

Mapping

RTCIP

## Fees

Plan Check/Inspection

Fire Plan Check/Inspection\*



# Junior Accessory Dwelling Unit: Regulations

SDMC §141.0302  
Companion Units and Junior Units

SDMC §131.0401  
Residential Base Zones

SDMC §132.0401  
The Coastal Overlay Zone



SDMC §132.1001  
The Transit Area Overlay Zone

SDMC §143.0101  
Environmentally Sensitive Lands Regulations


SDMC §143.0201  
Historical Resources Regulations

<https://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni>

## Accessory and Junior Accessory Dwelling Units (ADU/JADU)


 **Have questions about building an ADU on your property?** Schedule a free virtual [Planning and Zoning appointment](#). **New Info Bulletin!!**  [Read](#) the update.

ADUs are detached or attached accessory structures on a residential lot that provide independent living. ADUs are intended as permanent housing solutions and shall not be used for rental terms less than 31 consecutive days.

ADUs can be integrated into existing single-family or multi-family properties and can be designed in a variety of ways, including converting a portion of an existing house, adding to the existing house, converting an existing garage or constructing a new detached structure. Learn more about  [ADUs and JADUs](#).



<https://www.sandiego.gov/development-services/zoning-maps>

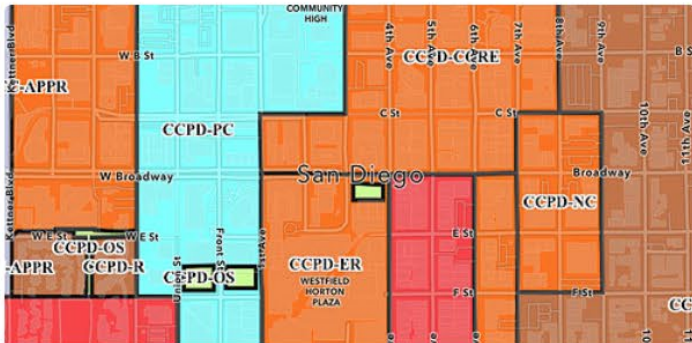
	<b>Accessory Dwelling Unit Junior Accessory Dwelling Unit</b>  City of San Diego Development Services	<b>INFORMATION BULLETIN</b>  <b>400</b>  December 2020
<p>This Information Bulletin provides guidance on City of San Diego requirements for obtaining a Building Permit to construct Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU). General Regulations for Accessory Dwelling Units and/or Junior Accessory Dwelling Units can be found in San Diego Municipal Code <a href="#">Chapter 14, Article 1, Division 3</a>.</p> <p><b>EDITOR'S NOTE</b></p> <p>The regulations and guidelines outlined below are not effective within the Coastal Overlay Zone. The regulations and guidelines outlined below will become effective within the Coastal Overlay Zone when the California Coastal Commission unconditionally certifies Ordinance No. NS O-21254.</p> <p>For Coastal Overlay Zone Projects applying prior to California Coastal Commission certification, refer to the legacy version of the San Diego Municipal Code located <a href="#">here</a>.</p>		

## Development Services

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## Zoning

The City Council adopted the Official Zoning Map on Feb. 28, 2006. See [Report to City Council 06-020](#) for background information on the development of the Official Zoning Map.



Zoning and Parcel Information Portal  
(ZAPP) [📄](#)



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## Accessory Dwelling Unit (ADU) Permitting Trends

### Approvals Created



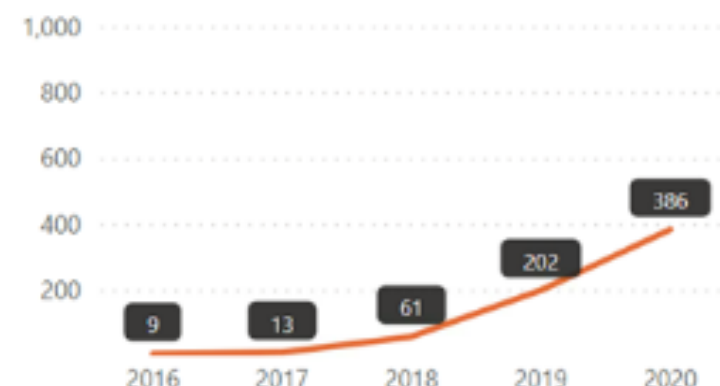
Quarter	2016	2017	2018	2019	2020	2021	Total
Q1	0	4	63	129	184	82	462
Q2	5	20	100	153	189	0	467
Q3	4	28	102	198	145	0	477
Q4	7	58	107	288	209	0	669
Total	16	110	372	768	727	82	2,075

### Approvals Issued



Quarter	2016	2017	2018	2019	2020	2021	Total
Q1	4	1	33	59	150	80	327
Q2	6	5	62	94	91	0	258
Q3	2	3	59	178	158	0	400
Q4	2	10	83	170	142	0	407
Total	14	19	237	501	541	80	1,392

### Approvals Completed



Quarter	2016	2017	2018	2019	2020	2021	Total
Q1	1	4	4	33	75	62	179
Q2	2	1	5	38	84	0	130
Q3	3	6	25	58	136	0	228
Q4	3	2	27	73	91	0	196
Total	9	13	61	202	386	62	733